

NARRATIVE INFORMATION SHEET

1. Applicant Identification

- a. City of Casa Grande. 510 East Florence Blvd. Casa Grande, AZ 85122.

2. Funding Requested

- a. Grant Type
 - i. Single Site Cleanup
- b. Federal Funds Requested
 - i. \$400,000
 - ii. The City of Casa Grande is not requesting a cost share waiver
- c. Contamination
 - i. Hazardous Substances

3. Location

- a. City of Casa Grande
- b. Pinal County
- c. Arizona

4. Property Information

- a. 315 West Main Avenue, Casa Grande, AZ 85122

5. Contacts

a. Project Director

Steven Turner,
Assistant to the City Manager
(520) 421-8661
steven_turner@casagrandeaz.gov
510 East Florence Blvd.
Casa Grande, AZ 85122

b. Chief Executive/Highest Ranking Elected Official

Mayor Craig McFarland
(520) 421-8600
craig_mcfarland@casagrandeaz.gov
510 East Florence Blvd.
Casa Grande, AZ 85122

6. Population

- a. 2017 population estimate is 55,447

7. Other Factors Checklist

- a. The “Other Factors” are not applicable to the City of Casa Grande’s proposed project.

8. Letter from the State or Tribal Environmental Authority (Please see attached letter)

NARRATIVE/RANKING CRITERIA

1. Project Area Description and Plans for Revitalization

a. Target Area and Brownfields

i. Background and Description of Target Area

Casa Grande was founded in 1879 during the Arizona mining boom along the Southern Pacific Railroad. The City of Casa Grande is the southern-most city in the Phoenix Metropolitan area and is conveniently located midway between Phoenix and Tucson, approximately one hour from each city. The I-8, I-10, and Union Pacific Railroad run through the city of Casa Grande, and the I-8/I-10 interchange is located just south of the downtown corridor. Casa Grande's population has doubled since the year 2000, making it the largest city and tax base in Pinal County. The economy of Casa Grande is historically based on agricultural industries such as cotton and dairy farms. However, the City has developed a robust industrial center with companies like Frito-Lay, Daisy Brand, Walmart DC, Tractor Supply DC, Abbott Labs, Hexcel and Lucid Motors.

The target area for cleanup is located in a Light Industrial Zone but is located across the street from a residential area. The parcel is located within a recently approved "Life On Main" Master Plan that looks to develop a mixed use area for industry, business, residents and visitors.

ii. Description of the Brownfield Site

This parcel of land had been in use as an iron and metal salvage yard from 1960 through 2010. The surface and near-surface soils were found to contain metal, wood, plastic and rubber debris to depths up to two feet below ground surface. PCB were detected at concentrations exceeding risk based soil remediation levels in found composite soil samples. Lead was detected at a concentration exceeding its residential soil remediation levels in an area where lead tire weights had been accumulated. Chromium was also detected at an elevated concentration. Polyaromatic Hydrocarbons were detected in all the samples above laboratory detection limits. The property not sits as a vacant lot with potential future use as a light industrial zone. The parcel is not located adjacent to a body of water nor is it in a federally designated flood plain.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plan

As stated earlier, this parcel is a part of the "Life On Main" Master Plan and provides a light industrial component to a larger mixed use development. The Brownfields abatement would begin the revitalization of this area which will encourage innovations in residential, commercial, and industrial development so that greater opportunities for better housing, recreation, shopping and employment may extend to all citizens and residents of Casa Grande. The hope is to encourage a more

creative approach in the utilization of land in order to accomplish a more efficient, aesthetic, and more desirable development.

ii. Outcomes and Benefits of Redevelopment Strategy

This parcel is envisioned to accommodate a business incubator, manufacturing/assembly, warehousing and offices. Business incubators have been used by communities as a catalyst to foster other economic development activities. There are a variety of incubator types, including technology, business, or agriculturally based. There is a possibility the City enters into a public-private partnership, in which Casa Grande will provide the land and waive various fees to serve as a catalyst for economic development in this area.

c. **Strategy for Leveraging Resources**

i. Resources Needed for Site Reuse

Currently this site is not eligible for other funding resources other than the City's General Fund Budget.

ii. Use of existing infrastructure

No use of existing infrastructure is needed at this site.

2. Community Need and Community Engagement

a. **Community Need**

i. The Community's Need for Funding

Cities in the State of Arizona rely heavily on retail sales tax. With the increasing users of online stores and the lack of infrastructure in place to collect taxes from online sources, the City of Casa Grande has seen a very flat retail sales tax trend over the last several years despite a surging economy. This combined with the State of Arizona sweeping Highway User Revenue Funds (HURF) from cities and the aging infrastructure makes it difficult for the City to meet the needs of the average citizen. The City of Casa Grande has a great history of fiscal responsibility but the lack of new funding sources has forced staff to look for grant opportunities to decrease the demand on taxpayers. The City's median household income is \$46,017 which is more than \$20,000 less than the State's average.

ii. Threats to Sensitive Populations

1. Health or Welfare of Sensitive Populations

The targeted parcel is located in a low income area and would improve the land in that area and make it ready for development which would bring in much needed income to this part of town.

2. Greater Than Normal Incidence of Disease and Adverse Health Conditions

No documented cases

3. Economically Impoverished/Disrespectful Impacted Populations

The targeted parcel is located in a low income area and would improve the land in that area and make it ready for development which would bring in much needed income to this part of town.

b. Community Engagement

i. Community Involvement

Up to this point the partners that have been involved with the cleanup efforts have been the City of Casa Grande Public Works Department and J. Bowers & Associates who have conducted the Phase I and Phase II Environmental Studies on the property.

ii. Incorporating Community Input

City staff has created a South Side Action Plan which outlines and regional cleanup effort on the South Side of town where this property is located. Staff will be making presentations in public meetings over the next several months to our City Council on the progress of the cleanup in this area.

3. Task Descriptions, Cost Estimates, and Measuring Progress

a. Proposed Cleanup Plan

It is assumed that the top two feet of soil and debris would be excavated from an area approximately 150 feet by 250 feet in area (approximately 4,200 tons), and that this material would be accepted at the Right-Away-Disposal Durham Regional Landfill, 35 miles southeast of Casa Grande. The excavated areas would be backfilled with clean fill from a known source and has been preferably tested for potential contaminants.

b. Descriptions of Tasks and Activities

The EPA funding will help go to pay for the excavation, disposal, transportation of dirt to the landfill, bringing in clean dirt to fill in the site, field services and hiring an outside consultant qualified to provide oversight, coordination and sampling. Staff is preparing the budget for FY 2020 and has allocated funds for the success of this project. Any activities completed not using EPA funding will come from the City's General Fund Budget.

c. Cost Estimates and Outputs

Budget Categories	Project Tasks (\$)
Personnel	\$100,000
Fringe Benefits	\$30,000
Travel	\$43,700
Equipment	\$45,000
Supplies	\$48,500
Contractual	\$113,500
Other	\$99,300
Total	\$480,000

d. Measuring Environmental Results

City staff has contracted with J. Bowers & Associates to complete the project oversight to make sure the City achieves project outputs, overall project results and eventual project outcomes to ensure the grant funds are expended in a timely and efficient manner.

4. Programmatic Capability and Past Performance

a. Programmatic Capability

i. Organizational Structure

Steven Turner, Assistant to the City Manager will serve as the Project Manager for this project and will work closely with the Public Works Director of the City of Casa Grande, Kevin Louis to complete the project. J. Bowers & Associates has been contracted to provide project oversight.

ii. Acquiring Additional Resources

City staff has contracted with J. Bowers & Associates to complete the project oversight to make sure the City achieves project outputs, overall project results and eventual project outcomes to ensure the grant funds are expended in a timely and efficient manner.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

Not applicable

ii. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance Agreements

The City of Casa Grande became a CDBG Entitlement Community in 2015. Since that point the City has had multiple project where t we have reported on to make sure we are in compliance with the funding requirements. Most recently, the Public Works Department completed two sidewalk projects, each worth more than \$160,000. The purpose of the projects was to add or improve sidewalks in low/moderate income areas and bring them into ADA compliance. Staff was required to provide a specific outline of the project and report back to the Grants Administrator on the progress of the project.

The partnership with the City's Grant Administrator has been key in the success of all the City's grant related projects.

iii. Never Received Any Type of Federal or Non-Federal Assistance Agreements

Not applicable

*** End of 2019 EPA Brownfields Cleanup Grant Application ***

ATTACHMENTS

1. Applicant Eligibility

The City of Casa Grande is a local municipality and is eligible for funding

2. Previously Awarded Cleanup Grants

The City of Casa Grande has never received a Brownfields Cleanup Grant from the EPA.

3. Site Ownership

The City of Casa Grande purchased this parcel on August 19, 2011. A County Assessor property report has been included.

4. Basic Site Information

The property in question does not have a name. It is located at 315 West Main Avenue, Casa Grande, AZ 85122. The City of Casa Grande is the owner.

5. Status and History of Contamination at the Site

The site is contaminated by hazardous substances and not petroleum. From 1960 to 2010 the site was used as a storage and salvage yard. The parcel is currently vacant but the property is zoned for light industrial and is part of a larger Master Plan Development focused on mixed use. During the time it was used as a metal storage and salvage yard the metals leached into the ground and caused the contamination

6. Brownfields Site Definition

The site is eligible for Brownfields Grant funding. It is not listed or proposed for listing on the National Priorities List. It is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA. It is not subject to the jurisdiction, custody, or control of the U.S. government.

7. Environmental Assessment Required for Cleanup Grant Proposals

A Phase II Environmental Assessment was conducted on July 13, 2011.

8. Enforcement or Other Actions

There are no known environmental enforcement efforts at this site.

9. Sites Requiring a Property-Specific Determination

This site does not need a Property-Specific Determination

10. Threshold Criteria Related to CERCLA/Petroleum Liability

The City of Casa Grande obtained ownership on August 19, 2011. An environmental assessment was completed prior to the purchase of the property. The contamination of the site occurred prior to the ownership. Once the City acquired the property the site was completely cleared and became a vacant lot.

11. Cleanup Authority and Oversight Structure

The City of Casa Grande will enroll in a state sponsored response program to provide oversight of the project. The City of Casa Grande has made the Arizona Department of Environmental Quality aware of the application for the EPA Cleanup Grant. ADEQ has expressed their support for the cleanup of the property. The City of Casa Grande owns the properties next to this parcel. All other activities needed for the cleanup can be conducted on those City owned properties.

12. Community Notification

The ABCA and the Community Notification Ad and sign in sheets have been attached to the application packet. The only person to attend the meeting was a reporter from the local newspaper. The article produced by the reporter provides a summary of what was discussed at the public meeting and is attached to the application.

13. Statutory Cost Share

The City of Casa Grande will meet the required cost share through the City's General Fund to be in compliance for the Cleanup Grant.

ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES

1. Introduction & Background

The target area for cleanup is located in a Light Industrial Zone but is located across the street from a residential area. The parcel is located within a recently approved “Life On Main” Master Plan that looks to develop a mixed use area for industry, business, residents and visitors. This parcel of land had been in use as an iron and metal salvage yard from 1960 through 2010. The surface and near-surface soils were found to contain metal, wood, plastic and rubber debris to depths up to two feet below ground surface. PCB were detected at concentrations exceeding risk based soil remediation levels in found composite soil samples. Lead was detected at a concentration exceeding its residential soil remediation levels in an area where lead tire weights had been accumulated. Chromium was also detected at an elevated concentration. Polyaromatic Hydrocarbons were detected in all the samples above laboratory detection limits. The property not sits as a vacant lot with potential future use as a light industrial zone. The parcel is not located adjacent to a body of water nor is it in a federally designated flood plain. The Brownfields abatement would begin the revitalization of this area which will encourage innovations in residential, commercial, and industrial development so that greater opportunities for better housing, recreation, shopping and employment may extend to all citizens and residents of Casa Grande. The hope is to encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic, and more desirable development.

2. Applicable Regulations and Cleanup Standards

The City of Casa Grande has contracted with J. Bowers & Associates in the past to complete the Phase I and Phase II Environmental Studies for this property. At their recommendation, the only way to abate the property is to remove a minimum of 18 inches deep of soil and dispose it at the Right-Away-Disposal Landfill which is 35 miles south of Casa Grande. City staff would then use clean soil to fill in the property. The City will contract with Licensed Site Professional to provide Cleanup Oversight Responsibility to ensure all EPA standards are met.

3. Evaluation of Cleanup Alternatives

Unfortunately, for a property like this there aren't very many alternatives to abate the property. The only way to remove the contaminants from the soil is to remove the soil and dispose of it at a location that knowingly accepts the contaminants. There is a possibility to dig up the lot and filter the dirt through a screen to eliminate many of the metal parts but that does not filter out some of the smaller particles that would still contaminate the soil. A “No Action” option would be available but that would hinder any progress for this area because no development would be able to happen on this land until all contaminants have been removed.



Douglas A. Ducey
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY



Misael Cabrera
Director

January 25, 2019
VRP19-137

Mayor Craig McFarland
Thru Steven Turner
Assistant to the City Manager
City of Casa Grande
510 E. Florence Blvd
Casa Grande, AZ 85122

Re: Letter of Support for City of Casa Grande Corporation Brownfields Cleanup Grant

Dear Mayor McFarland,

The Arizona Department of Environmental Quality (ADEQ) Brownfields Program is pleased to provide a letter of support for the City of Casa Grande Cleanup Grant application to the Environmental Protection Agency (EPA) for the cleanup of hazardous substances in the downtown area of Casa Grande.

ADEQ understands with this funding City of Casa Grande will be able to continue the revitalization of the downtown area as part of the master planned downtown area. The FY 2019 Brownfields Cleanup Grant will be a good use of returning property to economic beneficial use and decrease blight.

ADEQ fully supports the City of Casa Grande and their community with this important Brownfields project and we look forward to providing the community with additional services and funding opportunities as needed.

Sincerely,

Travis Barnum, Brownfields Coordinator
Waste Program Division

Main Office

1110 W. Washington Street • Phoenix, AZ 85007
(602) 771-2300

Southern Regional Office

400 W. Congress Street • Suite 433 • Tucson, AZ 85701
(520) 628-6733

www.azdeq.gov

printed on recycled paper

Parcel Search*

[Start a New Search](#)


Search Results (3 Entries)



Parcel Details (507-13-0670)

open

open

Previous year valuations are subject to change as prescribed in the Arizona Revised Statutes. All changes in value may not be reflected in this data. For updated/correct figures, please refer to the Treasurer's Office website.


[Comparable Properties](#)

[Link to This Parcel](#)

[Print View](#)

Parcel Number 507-13-0670 shows the following information for Tax Year: 2019 [Tax Year Chart](#)

Parcel Number:		507-13-0670 (View Tax Info)				Primary Owner:		CITY OF CASA GRANDE	
Section:		30	Township:		06S	Range:		06E	
Map:		Assessor Parcel Viewer							
Property Description: (What is this?)						Tax Bill Mailing Address			
106' ON MAIN AVE & 246' ON S 1ST AVE ADJ BLK 41 IN NENE SEC 30- 6S-6E						Address:		510 E FLORENCE BLVD	
						City:		CASA GRANDE	
						State:		AZ	
						Zip Code:		85122	

Date of Sale:	8/19/2011
Sale Amount:	\$101,000.00
Document(s):	
	2011-069090

	Yes	No
Widow		X
Widower		X
Disabled		X
Senior Freeze		X

Property Address (Location):						
315 W MAIN AVE CASA GRANDE AZ 85122						
<div>VIEW MAP</div>						
Property Address refers to a geographical location: it may not match the mailing address city or zip code						
Subdivision:						
Unit:		Block:		Lot:		Phase:
Cabinet:				Slide:		

Imp:	0.00	Item:	
Const year:	0	Grnd Flr Perim:	0
Stories:		Total Sq. Ft.:	0

Parcel Size:	0.72
Size Indicator:	Acres
Tax Area Code:	0490 (Rates current as of 2013)
Use Code:	9700
Land Legal Class:	02RL - Vacant Land / Non-Profit Imp
Impr. Legal Class:	
Full Cash Value (FCV):	\$46,728.00 COMPARABLE PROPERTIES
Limited Value (LPV):	\$46,728.00
Real Property Ratio:	
Assessed FCV:	Pending
Assessed LPV:	Pending

Attached Personal Property:	No Personal Property Listed
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City of
Casa Grande

NOTICE OF PUBLIC MEETING

EPA Brownfields Cleanup Grant Application

The City of Casa Grande is applying for an Environmental Protection Agency (EPA) Brownfields Cleanup Grant for a City owned property at 315 West Main Avenue. A Public Meeting is being held on **Wednesday, January 23, 2019 at 5:00 pm** in the City Council Chambers at City Hall, located at 510 E. Florence Blvd. to discuss the draft proposal to the EPA and consider public comments. A copy of the grant proposal, including a draft Analysis of Brownfield Cleanup Alternatives (ABCA) is available on the City website.

For more information or to submit comments regarding the draft proposal and/or the ABCA, please contact the following:

Steven Turner

Assistant to the City Manager

510 E. Florence Blvd.

Casa Grande, AZ 85122

(520) 421-8661

steven_turner@casagrandeaz.gov

Number of publications: 1; date of publication: January 17, 2019.

January 23, 2019

EPA Brownfields Cleanup Grant Public Meeting

Name

Address

Heather Smathers

200 W. 2nd St Casa Grande

Mary Allen

284 S. San Luis Rey Trl Casa Grande, AZ 85194

STEVEN TURNER

4069 S Vineyard Ave



https://www.pinalcentral.com/casa_grande_dispatch/area_news/cg-to-apply-for-grant-for-lot-cleanup/article_5bef316b-2a84-5b0d-a7d8-3f76c1508fa6.html

TOP STORY

CG to apply for grant for lot cleanup

By HEATHER SMATHERS Staff Writer Jan 24, 2019 Updated Jan 24, 2019



City of Casa Grande

CASA GRANDE — A vacant lot on the south side of Casa Grande that is slated for future development first needs to be brought up to environmental standards, and the city hopes a grant will allow that work to be completed.

The lot, on the northwest corner of Main Avenue and Sacaton Street, is owned by the city and is slated to be part of the future Life on Main project. However, the lot was found to contain amounts of lead and chromium at detectable levels, and wood, metal, plastic and rubber also were found at the surface and near the surface.

In order to clean the lot, the city will be required to remove the dirt to levels of about 18 inches across the property, said Steven Turner, assistant to the city manager, who is responsible for applying for the grant. The dirt will need to be hauled to a landfill that accepts contaminated materials about 35 miles from the city. Then, new dirt will fill in the lot, allowing the city to receive an environmental approval and pave the way for future growth.

Turner said the remediation will cost about \$400,000, which will include the environmental impact studies and dirt work.

The lot is owned by the city. But from 1960 to 2010 the lot was used as an iron and metal salvage yard. The materials leached into the soil over that time.

Prior to that, Turner said he believed the lot contained a service station. Fortunately, the soil did not contain any petroleum, which would have made the cleanup more difficult.

The city of Casa Grande owns three city blocks along Main Avenue across the Union Pacific Railroad tracks. Life on Main was approved several years ago as a future master-planned, mixed-use development that will revitalize the area.

The city has made revitalizing the south side a priority in recent years, with a renovation planned for Elliott Park and at the city's South Operations Center. The Public Works Department also is conducting a small study of the streets around Main Avenue and Florence Street to determine the best solution for improvements, said city Traffic Engineer Duane Eitel.

A yearlong Police Department initiative targeting the south side also has begun and Turner hailed the "positive momentum" of the activities in the area.


Turner said the city will have a 20 percent match on the grant, if it is approved. Work on the dirt removal and replacement would take several weeks.



City of
Casa Grande

EPA BROWNFIELDS CLEANUP GRANT

JANUARY 2019

 (520) 421-8661

 www.casagrandeaz.gov

 510 East Florence Blvd.

 steven_turner@casagrandeaz.gov

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Casa Grande

* b. Employer/Taxpayer Identification Number (EIN/TIN):

866000237

* c. Organizational DUNS:

0744513780000

d. Address:

* Street1:

510E. Florence Blvd

Street2:

* City:

Casa Grande

County/Parish:

Pinal

* State:

AZ: Arizona

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

85122-4100

e. Organizational Unit:

Department Name:

City Manager

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Steven

Middle Name:

* Last Name:

Turner

Suffix:

Title:

Assistant to the City Manager

Organizational Affiliation:

* Telephone Number:

520-421-8600

Fax Number:

520-421-8602

* Email:

Steven_Turner@casagrandeaz.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-07

* Title:

FY19 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

To cleanup city owned parcel that looks to develop a mixed use area for industry, business, residents and visitors. This parcel of land had ben in use as iron and metal salvage yard from 1960-2010.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="400,000.00"/>
* b. Applicant	<input type="text" value="80,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="480,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: